



LEGAL READY

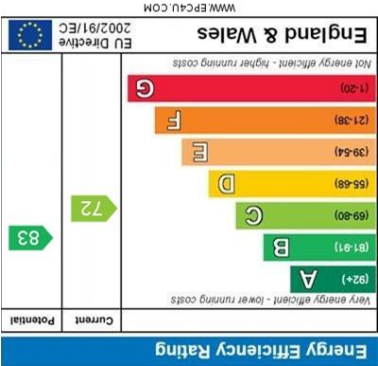
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991

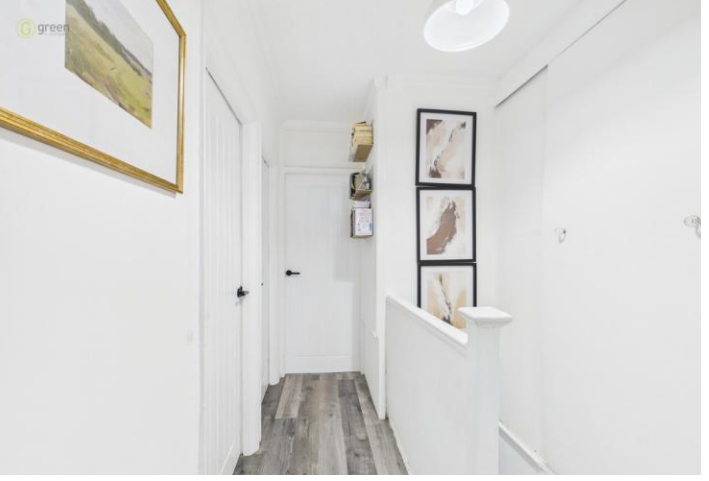
green & company



- A BEAUTIFULLY PRESENTED MID TERRACED PROPERTY
- MODERN BATHROOM
- FITTED KITCHEN LINKING WITH DINING ROOM
- GENEROUS GARDEN
- DOUBLE GLAZING

Marsh Lane, Erdington, Birmingham, B23 6HY

£250,000



Property Description

Discover the perfect family haven with this beautifully presented three-bedroom mid-terraced house on Marsh Lane. Offering a blend of charming character and modern comforts, this lovely home is truly an opportunity not to be missed.

As you step inside, you'll immediately notice the welcoming and thoughtfully maintained interior. The spacious lounge provides an ideal setting for relaxing evenings with family or entertaining friends, featuring plenty of natural light that enhances its warm and inviting ambience. The contemporary kitchen is a true highlight with sleek countertops and ample storage space, making meal preparation a joy and bringing a touch of culinary excellence to your daily routine.

Upstairs, the three bedrooms are all beautifully decorated to create a peaceful retreat for rest and relaxation. Whether you're looking for a cosy master bedroom, a guest space, or a home office, these rooms are versatile and ready to suit your lifestyle.

The bathroom has been recently updated, showcasing a stylish design with quality fixtures and fittings. It offers a relaxing environment where you can unwind after a busy day.

Imagine enjoying a refreshing shower or a leisurely bath in a space that combines functionality with elegance.

Step outside to the good-sized garden - a tranquil outdoor oasis perfect for summer barbecues, outdoor play, or simply soaking up the sunshine. The paved driveway adds to the convenience, offering secure off-street parking and easy access for your daily comings and goings.

This property's excellent location on Marsh Lane means you're close to local amenities, schools, parks, and excellent transport links, making it an ideal choice for families or anyone seeking a well-connected home.

This stunning three-bedroom terraced house combines modern living with charming features in a sought-after area. With a beautiful kitchen, refreshed bathroom, spacious garden, and paved driveway, it promises comfort, convenience, and a wonderful lifestyle opportunity. Don't miss your chance to make this lovely property your new home - contact us today to arrange a viewing and experience all the fantastic features this home has to offer!

TO THE FRONT Having paved drive with wall to both sides and front door into:-

HALLWAY With stairs to first floor and wood effect flooring.

KITCHEN/DINER 14' 0" x 13' 9" (4.27m x 4.19m) Having a range of units, worktop surfaces, double glazed window to rear, double glazed doors to rear garden, central heating boiler, dining area having an island with seats and door to pantry/storage.

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m) Having doors into kitchen, radiator and double glazed bay window.

LANDING Approached via carpeted stairs and having storage cupboard, wood effect flooring and doors to bedrooms and bathroom.

MASTER BEDROOM 9' 2" x 12' 9" (2.79m x 3.89m) With double glazed window and radiator.

BEDROOM TWO 9' 4" x 12' 10" (2.84m x 3.91m) With double glazed window, radiator.

BEDROOM THREE 7' 3" x 11' 1" (2.21m x 3.38m) With double glazed window, radiator and built-in storage.

BATHROOM 7' 5" x 6' 9" (2.26m x 2.06m) Having heated towel rail, WC, was hand basin, shower cubicle with rainfall shower and double glazed window.

REAR GARDEN Having patio area leading to lawn with a garden shed,

Council Tax Band A - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and O2 - good outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991